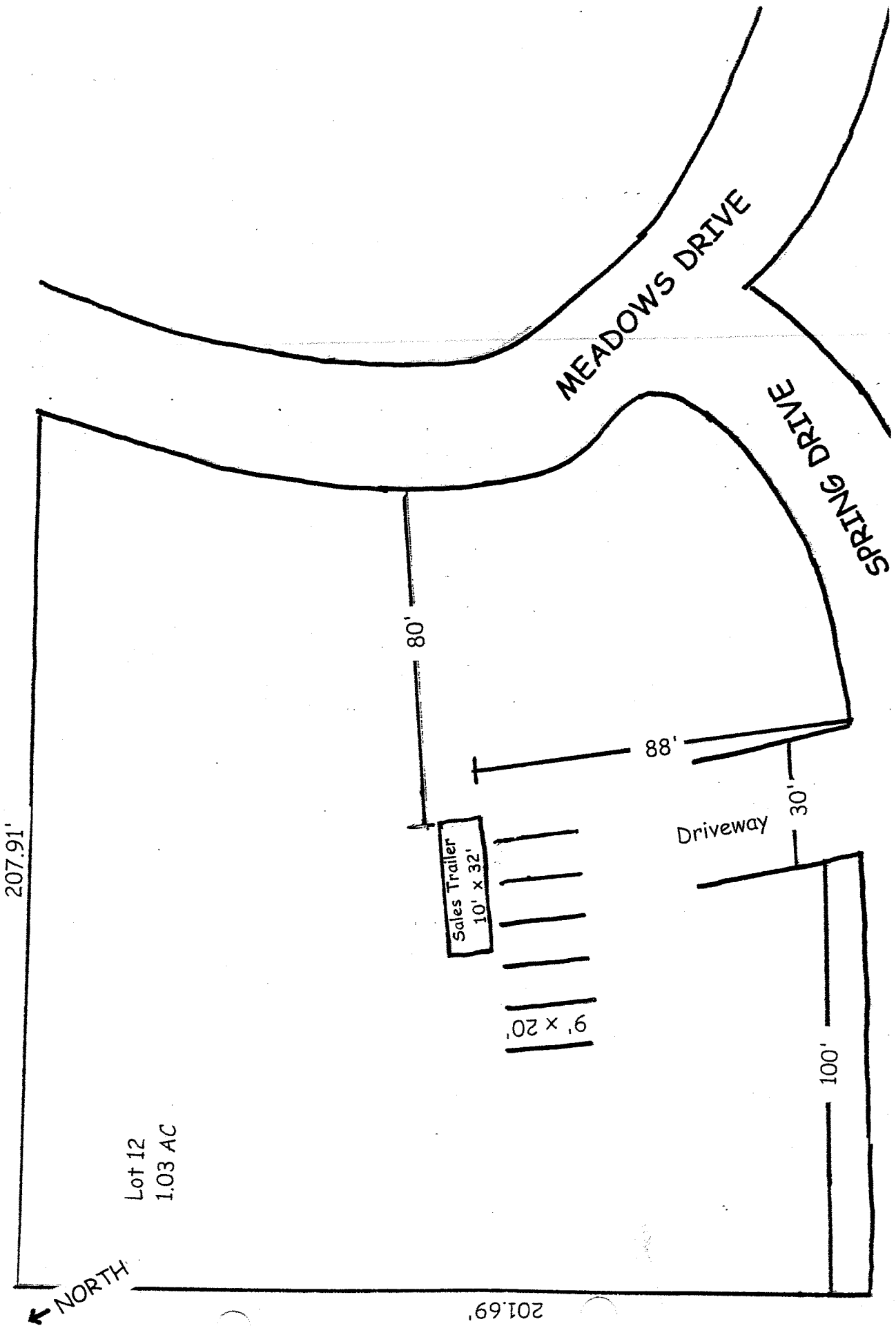


SALES OFFICE
SITE PLAN
WHISPERING PINES DEVELOPMENT



**Washington County Land Use Authority Meeting
June 9, 2009**

Item #6. CONDITIONAL USE PERMIT. Request permission to establish a temporary sales office for the Whispering Pines development, 87 lots, on Kolob Mountain. Karl Sorenson, applicant.

The planner explained that this is a request for a temporary sales office within the Whispering Pines Subdivision on Kolob, and runs with the development, until the lots are sold, as it is a project sales office. The applicant has submitted a site plan for review, and the sales office is proposed to be located on Lot 12. There will be restroom facilities provided. The plat has not been recorded, so any approval would need to be subject to applicant obtaining necessary signatures and recording of the plat. The planner showed the proposed location on a displayed site map.

Karl Sorenson, applicant, explained that they are hopeful to build a cabin on lot 1, which will eventually be sales office. But because of the short season, and wanting to begin as soon as possible, they decided to first build on lot 12. Lot 12 is close to the entrance and across from lot 1, making it a good choice. The applicants plan to asphalt phases 1 & 2 by the middle of July. Phase 3 will take a little longer, but they anticipate completing asphalt by the end of 2009, or next Spring at the latest. Mr. Sorenson explained that the delay in placing asphalt on the first two phases has helped with making a determination to place additional culverts to help with water flow. Mr. Sorenson stated that there is water available for the entire project, and a septic permit will be obtained for the sales office lot.

Motion was made by Commissioner Balen to recommend approval for a Conditional Use Permit to establish a temporary sales office for the Whispering Pines development on Kolob Mountain, subject to the plat being recorded and subject to a septic permit being issued, for a period of one (1) year. Commissioner Ford seconded the motion. Five (5) commissioners voted Aye. The motion carried.